

# EXHIBIT A

# RENOVATIONS

"Servicing the Hospitality Industry Nationwide"

P.O. BOX 65  
HUGHES, ARKANSAS 72348  
901-581-0202 • FAX 870-339-2362

PROPOSAL SUBMITTED TO	MR. CHET PATEL	PHONE	610-256-0504	DATE	JULY 20, 05
STREET	650 BALTIMORE PIKE	JOB NAME	NEW HOWARD JOHNSON		
CITY, STREET AND ZIP	PITTSBURGH, PA. 19064	JOB LOCATION	PITTSBURGH, PA. °		
ARCHITECT	DATE OF PLANS	JOB PHONE			

We hereby submit specifications and estimates for:

RENOVATIONS TO COMPLETE ALL WORK AS OUTLINED IN PAGES TWO

ALL CONSTRUCTION DEBRIS TO BE REMOVED ON A DAILY BASIS AND PLACED IN OWNERS DUMPSTER.

ROOMS PROVIDED FOR WORKERS,

CONTRACTOR AGREES TO OBTAIN INSURANCE IN FORMS AND AMOUNTS REASONABLY REQUIRED BY OWNER AND/OR LENDER AND TO EXECUTE LIEN WAIVERS AS REQUIRED BY OWNER AND OR LENDER

OWNER HAS THE RIGHT TO TERMINATE THIS AGREEMENT IF WORKMANSHIP QUALITY STANDARDS ARE NOT MAINTAINED OR IF THERE ARE UNREASONABLE DELAYS THAT ARE WITHIN THE CONTROL OF THE CONTRACTOR

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

THREE HUNDRED THIRTY-THREE THOUSAND, EIGHT HUNDRED THIRTEEN dollars (\$ 333,813.00 )

Payment to be made as follows:

DRAWN TO BE MADE EVERY TWO WEEKS AS WORK PROGRESSES.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications shall be at the contractor's expense. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

NOTE: This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

8/26/05

Signature

Signature

Managing Member NAB, LLC

**PAGE TWO****NEW HOWARD JOHNSON****PITTSBURG, PA.****LABOR ONLY:****BATHROOMS 7 GUESTROOMS, DEMOLITION OF 135 ROOMS:**

01. DEMO WALL TILE AND FLOOR TILE IN 135 ROOMS.	\$6,750.00
02. DEMO WING WALLS AND CLOSET SHELVES, 135 ROOMS.	2,975.00
03. DEMO BATHTUB, FAUCET AND COMMODE, 135 ROOMS.	7,425.00
04. REMOVE VANITIES, VANITY MIRRORS, VANITY LIGHTS AND WALL HEATERS, 135 ROOMS.	8,100.00
05. DEMO BATH CEILINGS IN 100 ROOMS.	2,500.00
06. DEMO CEILINGS IN GUESTROOMS, 100 ROOMS.	4,500.00
07. REMOVE VINYL, CARPET & BASE BOARD IN 135 ROOMS.	5,400.00
08. REMOVE GUEST FURNITURE IN 135 ROOMS.	4,050.00
<b>SUB-TOTAL:</b>	<b>\$41,020.00</b>

**NEW CONSTRUCTION:**

01. BUILD WING WALLS, FINISH FOR TEXTURE IN 135 ROOMS.	4,725.00
02. INSTALL DROP CEILINGS IN 100 BATHROOMS & VANITY AREAS.	7,500.00
03. INSTALL FURING STRIPS IN 40 ROOMS.	2,000.00
04. BUILD WOOD FRAMES FOR CEILINGS IN 40 ROOMS.	3,200.00
05. PATCH 135 GUESTROOM WALLS & 40 BATH CEILINGS, PATCHING NOT TO EXCEED 5%.	5,400.00



**PAGE THREE****NEW HOWARD JOHNSON  
NEW CONSTRUCTION CONTINUED ———**

06. INSTALL NEW DRYWALL IN BATHROOMS IN 135 ROOMS.	18,900.00
07. INSTALL DRYWALL IN GUESTROOM CEILINGS, FINISH FOR TEXTURE IN 100 ROOMS.	20,000.00
08. RUN NEW WIRING, INSTALL GFI PLUGS IN 135 ROOMS.	5,050.00
09. RELOCATE ELECTRICAL OUTLETS & T.V. CABLES.	4,050.00
10. INSTALL VANITY TOPS, FAUCETS, "P" TRAPS AND BUILD FRAMES FOR VANITY IN 135 ROOMS.	12,825.00
11. TEXTUE AND PAINT GUESTROOM CEILINGS IN 135 ROOMS.	16,875.00
12. TEXTURE AND PAINT BATH WALLS, VANITY WALLS AND GUESTROOM WALLS, APPROX. 650 S.F. IN 135 ROOMS.	39,548.00
13. INSTALL TUB SURROUNDS OR TILE IN 135 ROOMS.	27,675.00
14. INSTALL CARPET, 22 SQ YDS PER ROOM IN 135 ROOMS.	39,548.00
15. TILE FLOORS IN BATHROOMS & VANITY AREAS IN 135 ROOMS.	27,000.00
16. INSTALL GUES FURNITURE.	27,000.00
17. INSTALL TILE BASE IN 135 BATHROOMS.	4,725.00
18. INSTALL CARPET BASE IN 135 ROOMS.	4,050.00
19. REMOVE A/C UNIT, SAND AND PAINT CANS, ISNTALL NEW A/C IN 135 ROOMS.	4,725.00
20. INSTALL PRE-HUNG DOORS IN 135 ROOMS.	6,750.00
21. PREP AND PAINT ENTRANCE DOORS, BATHROOM DOORS, AND JAMBS IN 135 ROOMS.	9,450.00
22. INSTALL LIGHT AND FAN KITS IN 135 ROOMS.	5,400.00 /
23. INSTALL COMMODES IN 135 ROOM	4,050.0 /

**NEW CONSTRUCTION CONTINUED -----**

- |   |           |
|---|-----------|
| 24. INSTALL TOWEL BARS, COAT RACKS, VANITY MIRRORS AND<br>VANITY LIGHTS IN 135 ROOMS.   | 8,100.00  |
| 25. LABOR TO REMOVE 160 WINDOWS, BUILD A 2 X 4 WOOD<br>FRAME & INSTALL OWNERS NEW WINDOWS, FINISH INSIDE<br>FOR PAINT, OUTSIDE BY OTHERS. | 14,400.00 |

RENOVATIONS

**NEW CONSTRUCTION SUB-TOTAL: \$292,793.00**

# EXHIBIT B

# RENOVATIONS

Post Office Box 65  
Hughes, Arkansas 72348  
(870) 339-2844

# INVOICE No. 205322

DATE	P.O.#
1/24/06	

SOLD TO MR. CHAT PATEL

ALPINE INN (NEW HOWARD JOHNSON)

ALPINE INN

JOB NAME

650 BALTIMORE PIKE

JOB LOCATION

SPRINGFIELD, PA. 19064

650 BALTIMORE PIKE

SPRINGFIELD, PA. 19064

## CHANGE ORDER:

01. LABOR TO REPAIR CEILINGS IN 15 GUESTROOMS  
ON FIRST FLOOR DUE TO BUILDING CRACKING  
FROM OUTSIDE CONSTRUCTION, PAINT ENTIRE  
CEILINGS. \$900.00
02. LABOR TO INSTALL 60 SWEEPS ON BOTTOMS  
OF ENTRANCE DOORS IN 60 ROOMS. 720.00

\$ 1,620.00



# RENOVATIONS

## RENOVATIONS

Post Office Box 65  
Hughes, Arkansas 72348  
(870) 339-2844

## INVOICE

 No. 205321

DATE

P.O.#

1/24/06

SOLD TO MR. CHAT PATEL

ALPINE INN ( NEW HOWARD JOHNSON)

ALPINE INN

JOB NAME  
650 BALTIMORE PIKE

650 BALTIMORE PIKE

JOB LOCATION  
SPRINGFIELD, PA. 19064

SPRINGFIELD, PA. 19064

## CHANGE ORDER:

01. LABOR TO REMOVE TWO PIECES OF TILE BASE  
AND REINSTALL & GROUT IN 60 ROOMS. \$720.00
02. LABOR TO REPAIR WALLS IN 3 ROOMS DUE  
TO PLUMBERS INSTALLING HOSE BIBS,  
TEXTURE AND PAINT. 180.00
- 03- LABOR TO REPAIR CEILINGS IN 6 ROOMS  
DUE TO WATER LEAKS FROM ROOF AFTER  
REPAIRS AND PAINT ENTIRE CEILINGS. 360.00

TOTAL: \$1,260.00



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RENOVATIONS

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**RENOVATIONS**

Post Office Box 65  
Hughes, Arkansas 72348  
(870) 339-2844

**INVOICE** No. 205320

DATE	P.O.#
1/24/06	

SOLD TO MR. CHAT PATELALPINE INN (NEW HOWARD JOHNSON)ALPINE INN

JOB NAME

650 BALTIMORE PIKE

JOB LOCATION

650 BALTIMORE PIKESPRINGFIELD, PA. 19064SPRINGFIELD, PA. 19064

## CHANGE ORDER:

LABOR TO CAULK AROUND 240 ELECTRICAL PLATES  
IN 60 GUESTROOMS @ \$7.00 EA.

TOTAL: \$420.00

**RENOVATIONS**

Post Office Box 65  
Hughes, Arkansas 72348  
(870) 339-2844

**INVOICE** No. 205317

DATE	P.O. #
1/24/06	

**SOLD TO** MR. CHAT PATELALPINE INN650 BALTIMORE PIKESPRINGFIELD, PA. 19064ALPINE INN ( NEW HOWARD JOHNSON)**JOB NAME**650 BALTIMORE PIKE**JOB LOCATION**SPRINGFIELD, PA. 19064**CHANGE ORDER:****B BUILDING:****01. LABOR TO INSTALL TOILET PAPER HOLDERS****TOTAL: \$600.00**

**RENOVATIONS**

Post Office Box 65  
Hughes, Arkansas 72348  
(870) 339-2844

**INVOICE** No. 205316

DATE

P.O.#

1/24/06**SOLD TO** MR. CHAT PATELALPINE INN (NEW HOWARD JOHNSON)ALPINE INN**JOB NAME**650 BALTIMORE PIKE**JOB LOCATION**650 BALTIMORE PIKESPRINGFIELD, PA. 19064SPRINGFIELD, PA. 19064**A BUILDING, CHANGE ORDER:**

01. LABOR TO REMOVE 18 A/C CANS & LEVEL	\$180.00
02. LABOR TO INSTALL 35 DOOR KNOBS ( B BUILDING)	\$525.00

**TOTAL:** **\$705.00**



**RENOVATIONS**

Post Office Box 65  
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(870) 339-2844

**INVOICE** No. 205312

DATE

P.O.#

12/13/05

**SOLD TO** MR. CHAT PATELALPINE INN (NEW HOWARD JOHNSON)ALPINE INN

JOB NAME

650 BALTIMORE PIKE

JOB LOCATION

650 BALTIMORE PIKESPRINGFIELD, PA. 19064SPRINGFIELD, PA. 19064**CHANGE ORDER:**

- |  |            |
|--|------------|
| 01. LABOR TO BONDO DOOR FRAMES, SAND AND PAINT THE OUTSIDE OF ENTRANCE DOOR JAMES, ALSO THE OUTSIDE OF WINDOW FRAMES.      | \$3,600.00 |
| 02. LABOR TO INSTALL 60 THRESHOLDS.  | 900.00     |
| 03. LABOR TO RE-CUT OUT FOR HINGES FOR 31 ENTRANCE DOORS, ALSO CUT BOTTOMS & FRONT EDGE OF DOORS AND INSTALL METAL PLATES. | 2,015.00   |
| 04. LABOR TO INSTALL HINGES ON 29 ENTRANCE DOORS, CUT BOTTOM OF METAL DOORS & INSTALL METAL PLATES.                        | 725.00     |

**TOTAL:** \$7,240.00